

REPORT to the LA MESA HISTORIC PRESERVATION COMMISSION

DATE: September 6, 2022

SUBJECT: Project 2022-1643 (Vogt) – A request for a Certificate of Appropriateness for a proposed accessory dwelling unit at 4587 Date Avenue, APN 470-614-11-00 in the R1 (Urban Residential) zone. The property is located in the Date Avenue Historic District and is identified as a potential landmark in the Historic Resources Inventory

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue:

Does the project, as designed, meet the required criteria for a Certificate of Appropriateness?

Recommendation:

Adopt a resolution (**Attachment A**) granting a Certificate of Appropriateness for an accessory dwelling unit.

Environmental Review:

The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301. None of the exceptions in Section 15300.2 apply.

BACKGROUND:

The project site is located at the southeast corner of Date Avenue and Finley Avenue in the Date Avenue Historic District and is developed with a duplex, attached two-car garage with a trellis-covered roof deck, a covered carport, and site walls. There are two curb openings on the site, one facing Date Avenue to the south of the residence and another on Finley Avenue to the east of the house at the rear. The site slopes downhill from west to east following the grade of Finley Avenue, and is approximately 10 feet lower at the rear of the house than at the front.

The residence is known as the Elizabeth Jobs house. It dates to 1925 and is a contributing resource to the historic district. The architectural style attribution in the Historic Resources Inventory is Art Deco, although the house retains few defining characteristics of the style.

In 2001, the Historic Preservation Commission approved demolition of the original detached garage and construction of a new attached two-car garage and covered roof deck on the north

side of the house. The garage sits one story lower than the house, which allows the roof deck to sit level with and serve as a patio to the adjacent living area. The existing trellis structures, stucco retaining and garden walls, and window replacement were also included as part of the 2001 project approval.

A vicinity map of the project site is shown below and the Assessor Parcel Map is provided as **Attachment B**. The Historic Resource Inventory Worksheet for the property is provided as **Attachment C** and current street views are provided as **Attachment D**.

#### DISCUSSION:

The property owner, acting as project applicant, proposes to add an attached accessory dwelling unit above the garage in the location of the rooftop covered patio on the north side of the residence. The project plans are provided as **Attachment E**.

To build the addition, the existing low stucco walls surrounding the north, east, and west sides of the roof deck patio will be extended upwards by approximately six feet, nine inches. Pilasters that extend upwards into columns that support the patio roof will be extended approximately three feet, six inches to have a 15-inch projection above the top of the parapet walls. The pilasters echo original elements found on the front elevation of the residence in dimension and massing.



The addition includes three new single-hung windows and an entry door on the west, Date Avenue, elevation, one new single-hung window on the north, Finley Avenue, elevation, and one small window on the east elevation. White Milgard vinyl window units are proposed to match the existing white vinyl windows on the residence. The existing windows have faux muntin dividers in a six-over-one pattern. The entry door of the ADU is a white four panel door with stained glass fanlight similar to the existing entry door on the residence. Noting that the existing windows are inset slightly from the plane of the wall, staff recommends a condition of approval for the proposed windows to be inset in a similar manner and by a similar amount. A color board submitted by the applicant reflects the yellow and white tones present on the residence.

Interior alterations are also planned to convert the duplex back to a single-family residence. That work does not result in any exterior changes. No other site improvements are proposed.

Municipal Code Section 24.05.020.D.8 allows an ADU within a historic district provided that the location and design of the accessory dwelling unit meets historical preservation requirements. The accessory dwelling unit is also required to be designed in substantially the same architectural style and finished materials composition as the primary residence or historic structure. The design elements of the proposed ADU are consistent with the existing improvements and the footprint is within an area that is already walled and partially covered. The project neither detracts from the existing resource or the historic district.

### *Environmental Review*

The project is exempt from environmental review pursuant to categorical exemption Class 1 as provided by the California Environmental Quality Act (CEQA) Guidelines Section 15301. Section 15301 exempts additions to existing facilities where there is negligible or no expansion of use. None of the exceptions listed in Section 15300.2 apply; for example, the project would not cause a substantial adverse change in the significance of a historical resource.

### **RECOMMENDATION:**

Staff recommends adoption of a Certificate of Appropriateness (**Attachment A**) with conditions, based on findings set forth in Municipal Code Section 25.03.040.F. The action is consistent with the purposes of the Historic Preservation Ordinance, and does not adversely affect and is compatible with the external appearing appearance of existing improvements, buildings, and structures in the historic district.

Submitted by:



Allyson Kinnard  
Associate Planner

Attachments:

- A. Draft Certificate of Appropriateness
- B. Vicinity Map
- C. Historic Resources Inventory Worksheet
- D. Photographs
- E. Project plans

RESOLUTION NO. HPC 2022-xx

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LA MESA GRANTING A CERTIFICATE OF APPROPRIATENESS FOR PROJECT 2022-1643 (VOGT) FOR AN ACCESSORY DWELLING UNIT AT 4587 DATE AVENUE, APN 470-614-11-00, A POTENTIAL LANDMARK IN THE DATE AVENUE HISTORIC DISTRICT

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WHEREAS, the owner of 4587 Date Avenue, APN 470-614-11-00, a property located in the R1 (Urban Residential) zone, has submitted an application to the City of La Mesa for an attached accessory dwelling unit;

WHEREAS, the subject property is listed as a potential landmark in the Historic Resources Inventory and is located in the Date Avenue Historic District;

WHEREAS, Section 25.03.040A of the Historic Preservation Ordinance provides that no person shall carry out or cause to be carried out on a designated landmark or in a designated historic district any alteration to any exterior architectural feature of such structures, improvements, or sites, including construction or relocation, without a Certificate of Appropriateness;

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed project; and

WHEREAS, the Historic Preservation Commission of the City of La Mesa held a duly noticed public meeting on September 6, 2022, and accepted public testimony in considering Project 2022-1643.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the project is exempt from environmental review under CEQA Guideline Section 15301, which exempts additions to existing structures. The project meets the criteria for the exemptions. None of the exceptions in Section 15300.2 apply.
2. That the project complies with Section 25.03.040 of the Historic Preservation Ordinance for issuance of a Certificate of Appropriateness:
  - A. The action proposed is consistent with the purposes of the Historic Preservation Ordinance; and
  - B. The project would not adversely affect and would be compatible with the external appearing appearance of existing improvements, buildings, and structures in the historic district.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Historic Preservation Commission of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.

2. The foregoing findings of fact and determinations are supported by the minutes, plans, and exhibits, all of which are herein incorporated by reference.
3. The Historic Preservation Commission approves Project 2022-1643, a request for a Certificate of Appropriateness for exterior alterations to 4587 Date Avenue, subject to the conditions in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 6<sup>th</sup> day of September, 2022, by the following vote, to wit:

Aye:  
Nay:  
Abstain:  
Absent:

I, Kerry Kusiak, Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 2022-xx, duly passed and adopted by the Historic Preservation Commission.

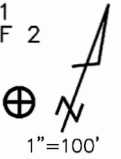
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Kerry Kusiak, Secretary  
La Mesa Historic Preservation Commission

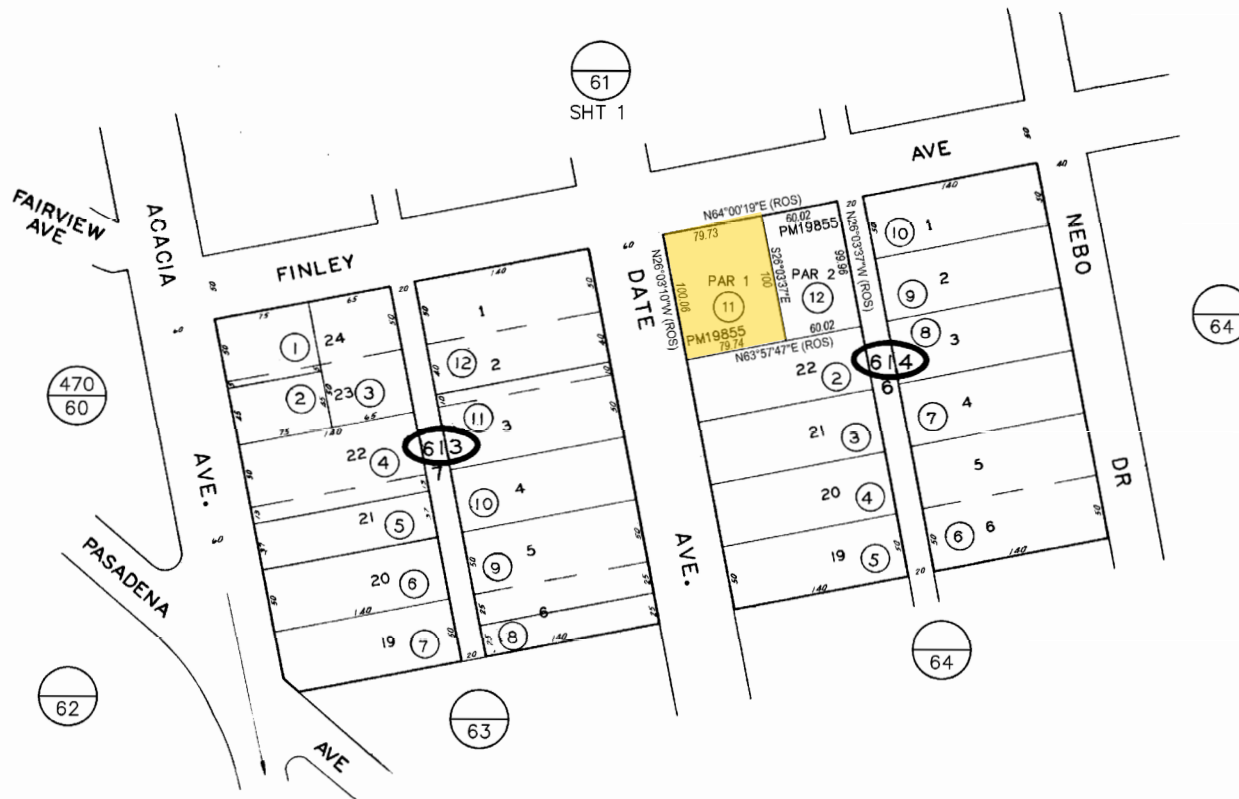
**Exhibit A**  
HPC Resolution HPC-2022-xx  
Project 2022-1643  
Conditions of Approval

1. The project is conditionally approved as set forth on the application and project drawings stamped received by the City on August 18, 2022, consisting of four sheets numbered Sheet T-1 (Title Sheet), Sheet 1 (Existing Floor Plan), Sheet 2 (Proposed Floor Plan), and Sheet 3 (Exterior Elevations), together with seven (7) sheets of door and window details and a color board, all designated as approved by the Historic Preservation Commission on September 6, 2022, and shall not be altered without express authorization by the Community Development Department.
2. The applicant shall inset all new windows in a similar manner and by a similar amount to match existing windows.
3. This constitutes an approval of the Historic Preservation Commission as authorized by the Historic Preservation Ordinance only. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of building permit issuance unless specifically waived herein.
6. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.

470-61  
SHT 2 OF 2



10/31/2005 ALL

[illegible]

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 470 PAGE 61 SHT 2 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 994 - GRABLES ADD  
ROS 17577

ATTACHMENT B

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHA \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 3624620 B 49220  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION:

1. COMMON NAME: Beddoe House
2. HISTORIC NAME: Elizabeth Jobs House
3. ADDRESS: 4585-87 Date Avenue CITY: La Mesa  
ZIP: 92041 COUNTY: San Diego 4. PARCEL #: 470-614-01
5. PRESENT OWNER: Yvonne L. Beddoe  
ADDRESS: 4587 Date Ave. CITY: La Mesa  
ZIP: 92041 OWNERSHIP IS: PUBLIC: PRIVATE: xx
6. PRESENT USE: Duplex  
ORIGINAL USE: Single family dwelling

DESCRIPTION:

- 7A: ARCHITECTURAL STYLE: Art Deco
- 7B: BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF  
STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM  
ITS ORIGINAL CONDITION.

Legal Description: Addn., lots 23, 24 block 6.

This one story house has a flat roof and vertical embedded pillars on the front, sides and rear of this building. Alterations to original appearance include addition of aluminum awning, sash and screen door. A modern colonial glass porch lamp has also been added.



8. CONST. DATE:  
EST: FACT: 1925
9. ARCHITECT:  
Unknown
10. BUILDER:  
Unknown
11. APPROX. PROP. SIZE(FT):  
FRONT. 140 DEPTH. 100  
OR APPROX. ACREAGE:
12. DATE(S) OF PHOTO(S):  
1982

ATTACHMENT C



13. CONDITION: EXCELL..... GOOD..x.. FAIR..... DETERIORATED.....  
NO LONGER IN EXISTENCE.....
14. ALTERATIONS: None known.
15. SURROUNDINGS: (CHECK MORE THAN ONE IF NECESSARY)  
OPEN LAND..... SCATTERED BLDGS..... DENSELY BUILT-UP..x..  
RESID..x.. INDUST..... COM'L..... OTHER.....
16. THREAT TO SITE: NONE KNOWN..x.. PVT DEVEL..... ZONING.....  
VANDALISM..... PUBLIC WORK PROJECT..... OTHER.....
17. IS STRUCTURE: ON ITS ORIG SITE?..x.. MOVED?..... UNKNOWN?.....
18. RELATED FEATURES: Lathe house, detached garage and storage shed.

#### SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL  
IMPORTANCE (INCLUDING DATES, EVENTS, AND PERSON  
ASSOCIATED WITH THE SITE).

David C. Marker, a building contractor, sold this land in 1911 to Sara Upton Edwards. She was a housekeeper for Kellogg B. Finley who lived across the street. Mr. Finley was a pioneer home owner and one of the first trustees of the La Mesa School District. Miss Edwards may have been planning to build, but she sold back to Marker a year later. Marker sold in 1923 to Elizabeth Jobs. Her husband, Eugene, was a realtor in San Diego. Jobs probably had the house built as rental property. She owned it until 1940. The residents in 1931 were Rev. Phillip S. Thacher and his wife, Josephine.

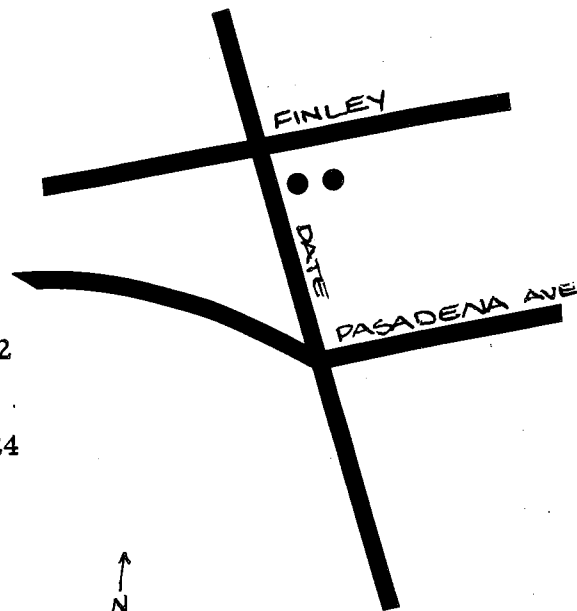
20. MAIN THEME OF THE HISTORIC  
RESOURCE: (IF MORE THAN ONE  
IS CHECKED, NUMBER IN ORDER  
OF IMPORTANCE).  
ARCHITECT..x..ARTS & LEISURE.....  
ECONOMIC/INDUSTRIAL.....  
EXPLORATION/SETTLEMENT.....  
GOVT.....MILITARY.....RELIG.....  
SOCIAL/EDUCATION.....

LOCATIONAL SKETCH MAP  
(DRAW AND LABEL SITE AND  
SURROUNDING STREETS,  
ROADS, AND PROMINENT  
LANDMARKS):

21. SOURCES (LIST BOOKS, DOCUMENTS  
PERSONAL INTERVIEWS, AND  
THEIR DATES).

La Mesa City Directories  
County Records and Assessors  
Offices  
La Mesa Scout.

22. DATE FORM PREPARED: January 1982  
BY(NAME): Dr. Ray Brandes  
ORGANIZATION: SANDAG  
ADDRESS: 1200 Third Avenue, Suite 524  
CITY: San Diego ZIP: 92101  
PHONE: (619) 236-5300





North elevation viewed from Finley Avenue.



North and east elevations viewed from Finley Avenue.



Primary front and south side elevations viewed from Date Avenue.

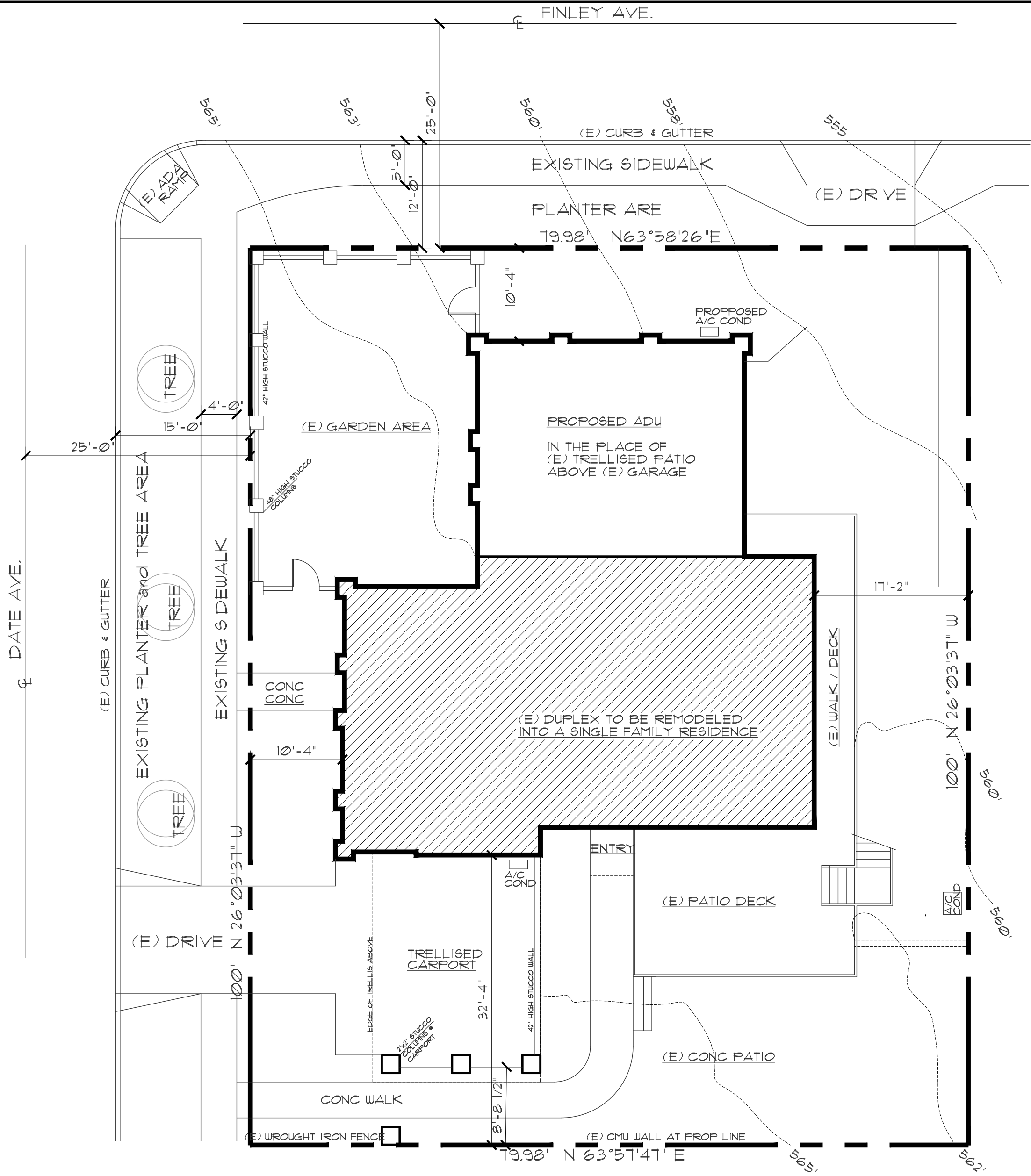
ATTACHMENT D

Project 2022-1643 4587 Date Avenue

GENERAL NOTES

SITE PLAN

SCALE: 1" = 10'-0"



PROJECT INFORMATION

OWNER	ELDON AND DARLENE VOGT 4587 DATE AVE LA MESA, CA 91941
CONTACT	FILIPPONI DESIGN AND DRAFTING 7839 UNIVERSITY AVE., STE 103 A LA MESA, CALIFORNIA 91942
GOVERNING AGENCY	CITY OF LA MESA
PROJECT ADDRESS	4587 DATE AVE LA MESA, CA 91941
ZONE	R-1
APN #:	470-614-11
LEGAL DESCRIPTION	PARCEL MAP 19855 PAR 2
SETBACKS	FRONT 15' SIDE 5' REAR 15'
CONSTRUCTION TYPE	VB SPRINKLERED
OCCUPANCY GROUP	R-3/U

PROJECT DESCRIPTION

665 SFD ADU ABOVE EXISTING 665 SF GARAGE.

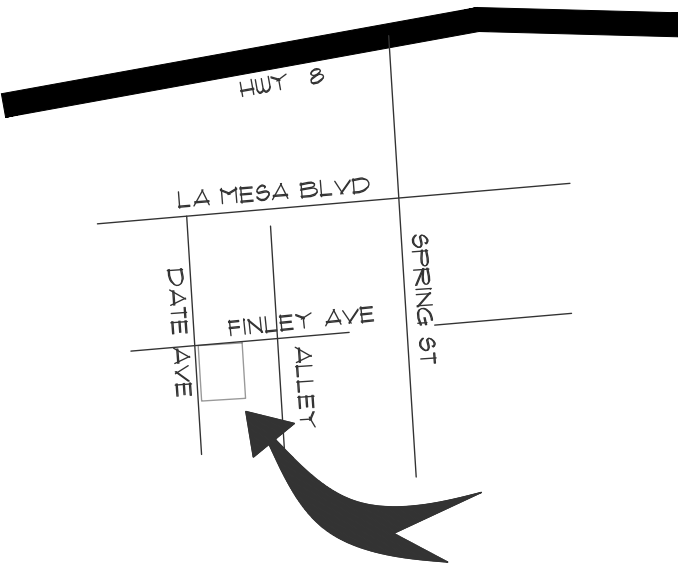
AREAS

LOT AREA	8000 SF
PRIMARY RESIDENCE	1609 SF (IMPERVIOUS)
TRELLISED CARPORT	475 SF
GARAGE	665 SF (IMPERVIOUS)
LANDSCAPE	EXISTING
LOT COVERAGE	
ALLOWABLE	= 40% = 3200 SF
PROPOSED	= 28.4% = 2274 SF

SHEET INDEX

VICINITY MAP

NO SCALE



REVISIONS	BY



FILIPPONIDESIGNDRAFTING

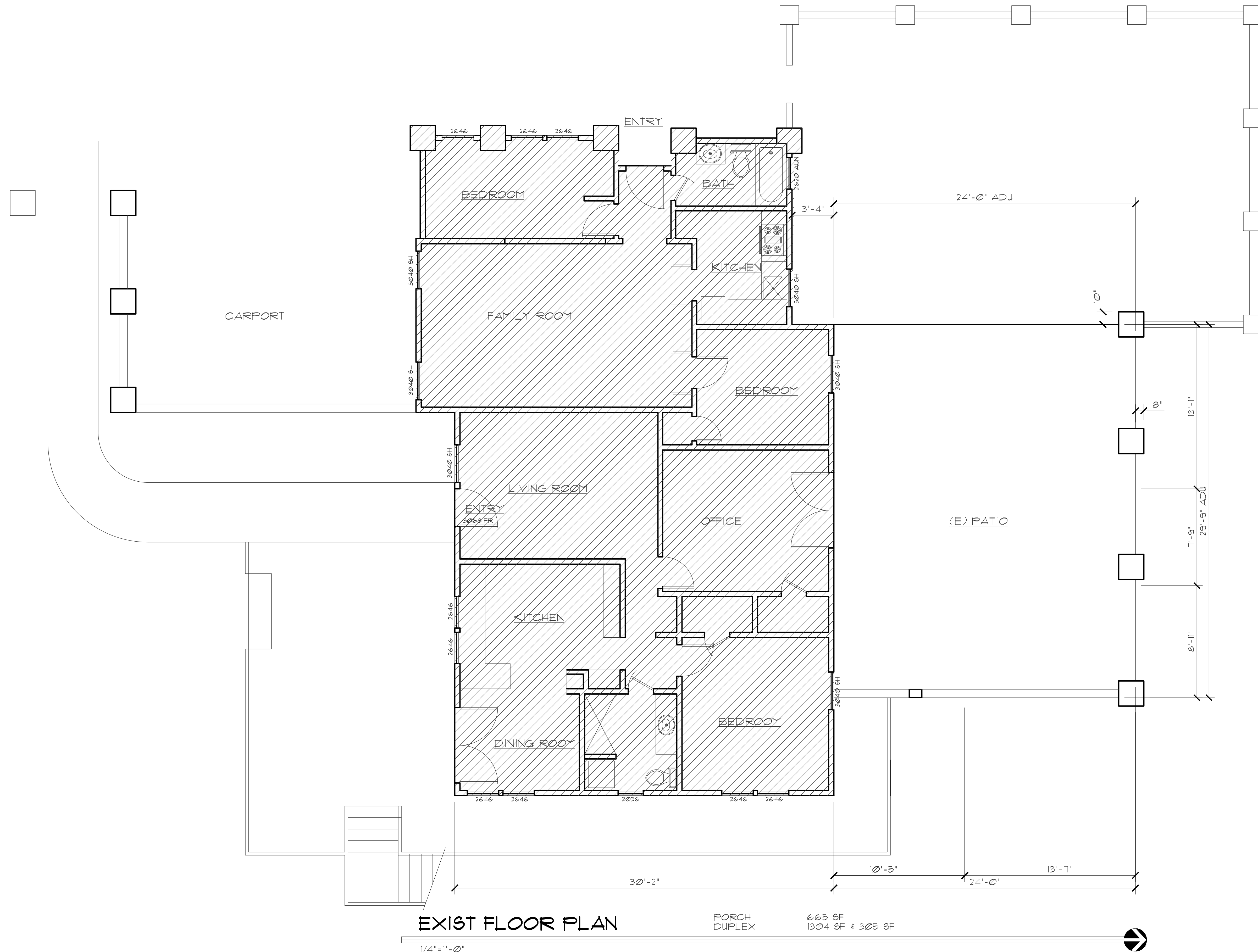
7839 UNIVERSITY AVE.  
SUITE 103 A  
LA MESA, CA 91942  
619-466-7550

VOGT RESIDENCE  
ADU & REMODEL

4587 DATE AVE  
LA MESA, CALIFORNIA 91941

DATE	8-16-22
SCALE	
DRAWN	MEF
JOB	21-1410
SHEET TITLE	





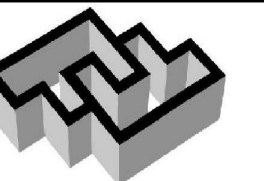
EXIST FLOOR PLAN

PORCH  
DUPLEX

665 SF  
1304 SF & 305 SF

1/4" = 1'-0"

REVISIONS	BY



FILIPPONIDESIGNDRAFTING

7839 UNIVERSITY AVE.  
SUITE 103A  
LA MESA, CA 91942  
619-466-7550

VOGT RESIDENCE  
ADU & REMODEL

4587 DATE AVE  
LA MESA, CALIFORNIA 91941

DATE	8-16-22
SCALE	
DRAWN	MEF
JOB	21-1410
SHEET TITLE	1 (E) FLOOR PLAN
OF	SHEETS

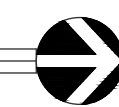
ATTACHMENT E



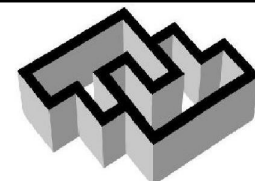
PROPOSED FLOOR PLAN

ADU  
PRIMARY RES 665 SF  
1603 SF

1/4" = 1'-0"



REVISIONS	BY



FILIPPONIDESIGNDRAFTING

7839 UNIVERSITY AVE.  
SUITE 103A  
LA MESA, CA 91942  
619-466-7550

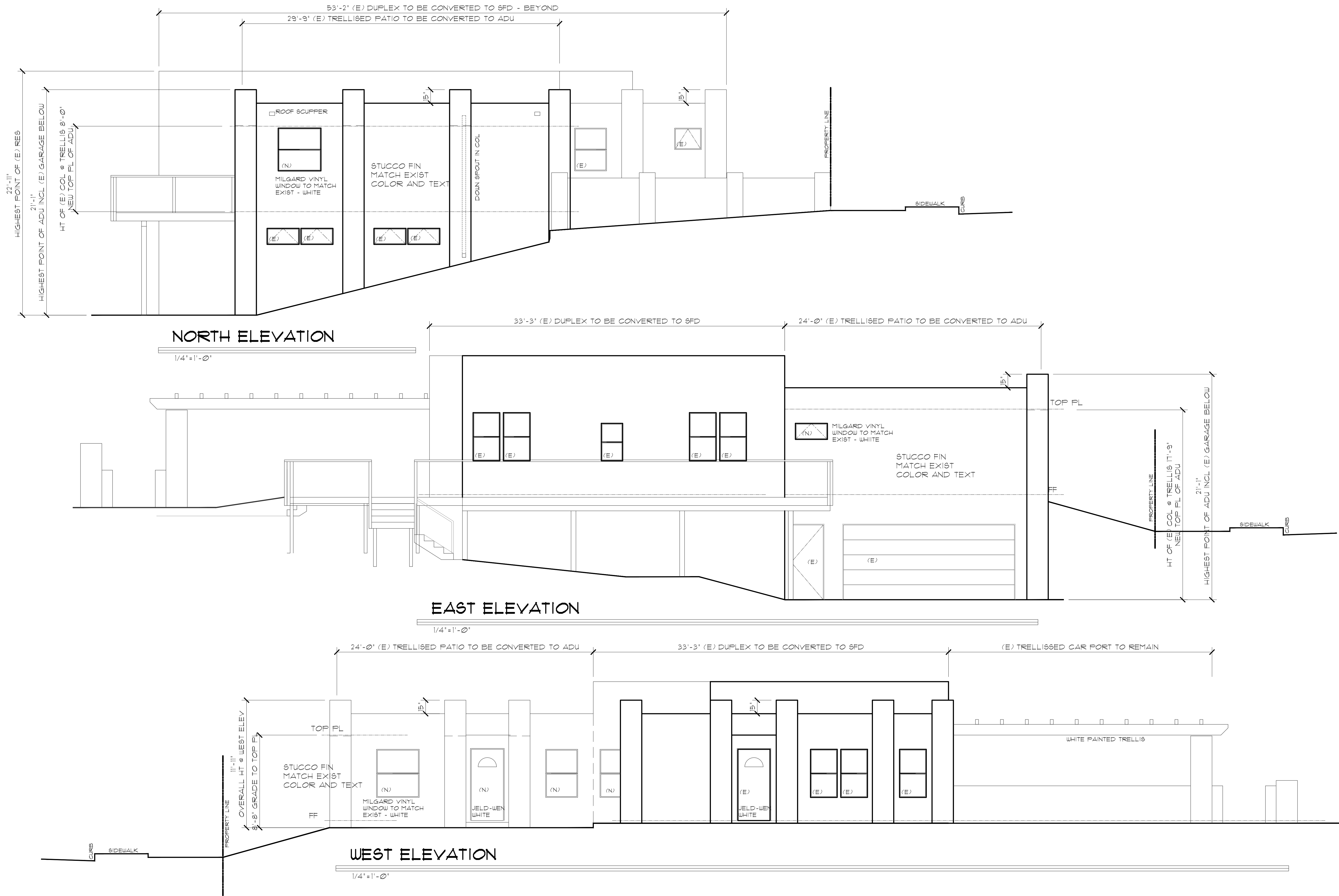
VOGT RESIDENCE  
ADU & REMODEL

4587 DATE AVE  
LA MESA, CALIFORNIA 91941

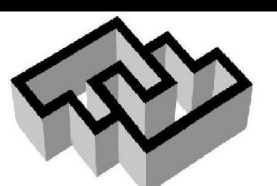
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SCALE	
DRAWN	MEF
JOB	21-1410
SHEET TITLE	

2

OF SHEETS



REVISIONS	BY



FILIPPONIDESIGNDRAFTING

7839 UNIVERSITY AVE  
SUITE 103 A  
LA MESA, CA 91942  
619-466-7550

VOGT RESIDENCE  
ADU & REMODEL

4587 DATE AVE  
LA MESA, CALIFORNIA 91941

DATE	8-16-22
SCALE	
DRAWN	MEF
JOB	21-1410
SHEET TITLE	3 EXTERIOR ELEVATIONS
OF	SHEETS





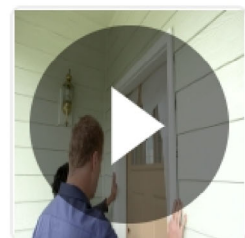
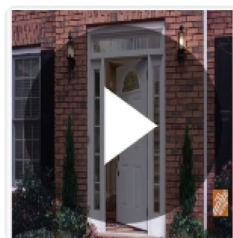
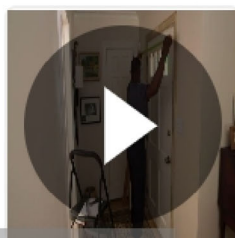








Pinch Image to Zoom In



# Dimensions

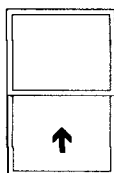
Actual Door Height (in.)	81.75
Actual Door Thickness (in.)	4.5625
Actual Door Width (in.)	37.75
Door Height (in.)	80 in
Door Thickness (in.)	1.375 in
Door Width (in.)	36 in
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	5 in
Nominal Door Width (in.)	36 in
Rough Opening Height (In.)	82.5 in
Rough Opening Width	38.25 in

Color/Finish	Modern White Paint
Door Configuration	Single Door
Door Glass Insulation	Tempered
Door Handing	Right-Hand/Inswing
Door Style	Traditional
Door Type	Exterior Prehung
Features	Glass Panel,No Additional Features
Finish Type	Painted
Frame Material	Wood
Glass Caming Finish	Nickel
Glass Layout	1/4 Lite
Glass Shape	Fan Lite
Glass Style	Decorative Glass
Hinge Finish	Satin Nickel

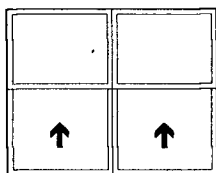
Frame Material	Wood
Glass Caming Finish	Nickel
Glass Layout	1/4 Lite
Glass Shape	Fan Lite
Glass Style	Decorative Glass
Hinge Finish	Satin Nickel
Hinge Type	Ball Bearing
Included	Instructions
Material	Fiberglass
Number of Hinges	3
Number of Lites	1 Lite
Panel Type	No Panel
Product Weight (lb.)	48.91 lb
Returnable	90-Day
Suggested Application	Back Entry Glider

# Single Hung Window

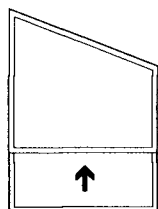
## SH Configurations



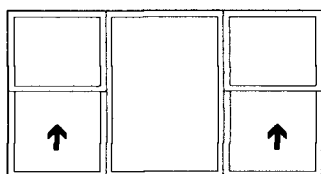
Single Hung



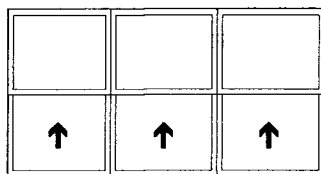
Double Single Hung



Gable Top Single Hung



Double Single Hung/Center Lite



Triple Single Hung

## SH Minimum/Maximum Sizes

### SINGLE-HUNG

- Min 1'6" Max 4'7"

### DOUBLE SINGLE-HUNG

- Min 3'2" Max 8'7"

### TRIPLE SINGLE-HUNG

- Min 4'2" Max 9'7"

Minimum egress is 3'5" with a 30" bar set or  
2'6" with a 36" bar set.

SH vent set: 12", 15", 18", 21", 24", 27", 30", 33" or 36"

## SH Available Frame Styles

### NO NAIL-ON FIN:

- 8220T Block Frame
- 8270T 1-5/8" Narrow Z-Bar (Tuscany only)
- 8240T 2-1/8" Wide Z-Bar (Tuscany only)

### INCLUDES NAIL-ON FIN:

- 8220T 1-3/8" Nail Fin Setback
- 8230T 1" Nail Fin Setback with Stucco Key
- 8240T 1-3/8" Nail Fin Setback, 2" Long Nail Fin
- 8240T 1-3/8" Nail Fin Setback, 2" Long Nail Fin with  
optional:
  - 3/4" Flat J-channel
  - 1" Contoured J-channel
  - 2" Brickmold-style J-channel
  - Welded Brickmold

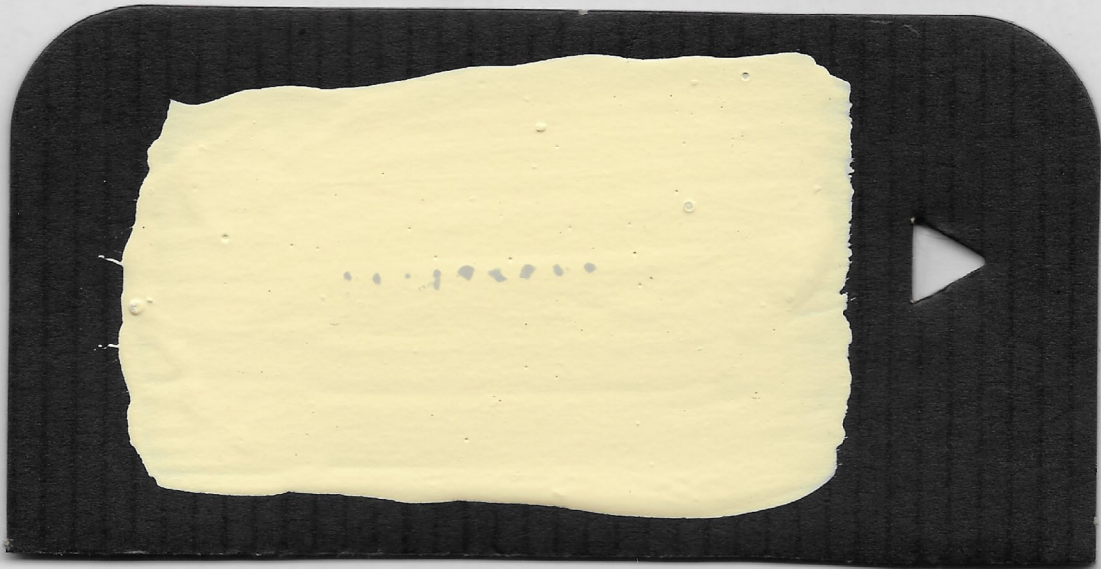
*NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications. Windows over 40 square feet shipped open for field glazing. Varies by location.*

*Not all frame styles available at all Milgard locations.  
Contact your Milgard Representative for more information.*

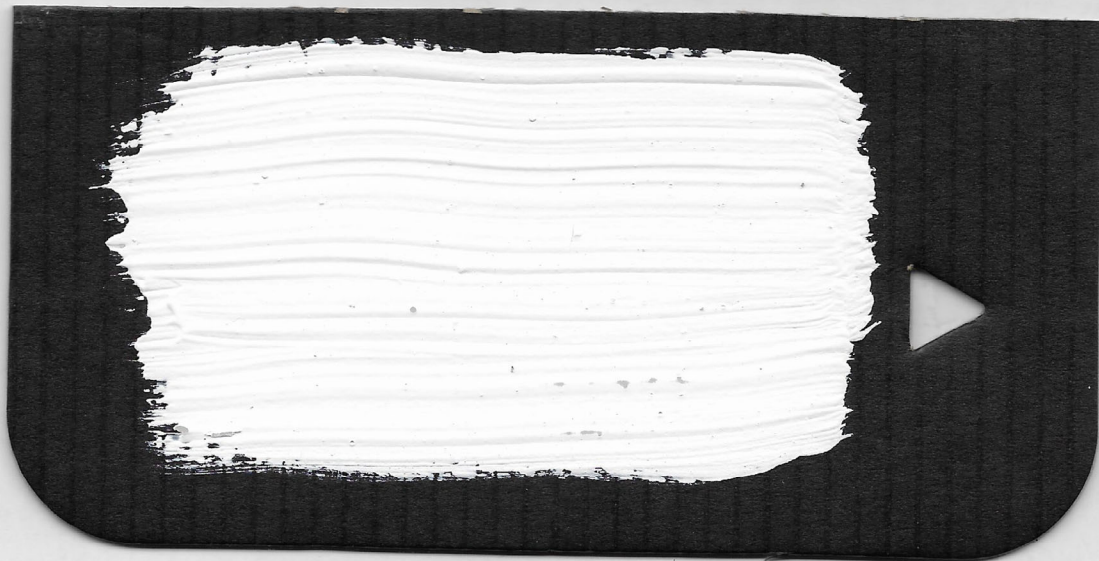
VOGT ADU

EXT. STUCCO COLORS

4587 Date Ave.



POLK GOLD (COOLWALL)



FLORIDA WHITE (COOLWALL)